

**Camden Select Board  
Minutes of Meeting  
September 7, 2010**

**PRESENT:** Chairperson Karen Grove, Vice Chairperson Deborah Dodge, John French, Jr., Morgan Laidlaw, Martin Cates, Town Manager Roberta Smith, and Town Attorney William Kelly. Also present were members of the press and public.

***Contents***

**BOARD OF ASSESSORS:**

- 1. Consideration of the following documents to establish the annual tax commitment: Municipal Tax Rate Calculation Form, Certificate of Assessment to Municipal Treasurer, Assessor's Certification of Assessment, and the County Assessors Return.**

Wesley Robinson, Assessors' Agent reported to the Board that the Town must raise \$14,780,407 from local property taxes for the 2010-2011 tax year, a 1.51% increase over last year. Based on the proposed 2010-11 assessment, the tax rate must be a value between 0.13328 and 0.013994 mils to raise these funds, depending on the amount of overlay that the Board wishes to retain for unforeseen expenses. Below is a summary of calculations for several possible rates mil rates that Mr. Robinson provided for the Board's consideration.

<b>Tax Rate</b>	<b>% Change</b>	<b>Overlay</b>	<b>Tax Commitment</b>	<b>Tax on \$250,000 home</b>
0.01340	+1.44%	\$79,251.15	14,784,968.82	\$3,350 (\$47.50 increase)
0.01343	+1.67%	\$112,789.65	14,818,069.50	\$3,357.50 (\$55.00 increase)
0.01345	+1.82%	\$134,968.64	14,840,136.61	\$3362.50 (\$60.00 increase)
0.01347	+1.97%	\$157,147.64	14,862,203.73	\$3367.50 (\$65.00 increase)
0.01348	+2.04%	\$168,237.14	14,873,237.29	\$3370 (\$67.50 increase)
0.01350	+2.20%	\$190,416.14	14,895,304.41	\$3375 (\$72.50 increase)
0.01355	+2.57%	\$245,863.62	14,950,472.20	\$3387.50 (\$85.00 increase)

**John French made a motion to recommend an overlay of \$157,147.64 with a mil rate of \$13.47 per \$100,000 of assessed value for the tax year 2010-2011 and to approve the associated tax documents. Martin Cates seconded this motion. This motion passed on a 5-0-0 vote.**

**John French made a motion to adjourn as Board of Assessors and reconvene as Select Board. Martin Cates seconded this motion. This motion passed on a 5-0-0 vote.**

**SELECT BOARD:**

- 1. Public input on non-agenda items.**
  - a. Anita Brosius-Scott wanted to express many thanks to the volunteers for a very successful Windjammer Festival this past weekend.
  - b. Board member Dodge announced that on Friday, September 10 from 4-6 pm at the Camden Yacht Club there will be an open house for Jeff Nims our Planner/Code Enforcement Officer to thanks him for his 18 years of service to the town and wish him well on his retirement.
  - c. Manager Smith introduced the new Planner/Code Enforcement Officer who will be replacing Jeff Nims.

2. **Approval of Board minutes from August 2, 2010 and August 17, 2010.** Deborah Dodge wanted to take this time to publicly thank Janice Esancy for the great job in particular on the August 2<sup>nd</sup> meeting minutes. That was long and difficult meeting and she did a great job and she did a wonderful job of recapping all of the discussion that went on that night.

*John French made a motion to approve the Select Board minutes as presented for August 2, 2010 and August 17, 2010. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.*

3. **Bid Award for the Molyneaux Bridge Repair.** Manager Smith reported the low bid on the bridge repair work was submitted by Farley & Son, Inc. in the amount of \$94,409. Since this bid far exceeds our budget, we reduced the scope of work to just the guard rails, side beam and curb and asked the low bidder to submit a proposal for the reduced scope. In addition we have discussed the option of a time and materials project with a not-to-exceed limit. The not to exceed proposal which is recommended by Gartley and Dorsky is in the amount of \$64,000.

The budget for this project is \$48,600; the budget for the culvert repair work on Molyneaux Road is \$23,000. Together the funds will cover the reduced scope of bridge repair work. The culvert work, being a lower priority, can be postponed.

*Martin Cates made a motion to award the for the repairs to the Molyneaux Road bridges to Farley & Son, Inc. on a time and materials basis not to exceed \$64,000. John French seconded this motion. The motion passed on a 5-0-0 vote.*

4. **Consideration of the proposal to install Wi-Fi in the Opera House, acceptance of a donation of \$10,000 from Pop!Tech toward the project, and approval to withdraw the balance of funds from the Opera House Reserve and the Town IT Reserve accounts.** Manager Smith stated as you know we have been discussing the benefits of installing Wi-Fi in the Opera House in order to accommodate the needs of renters, and to be able to attract more. Pop!Tech our biggest user each year installs Wi-Fi on a temporary basis for their annual conference. We have been talking with them about a cooperative approach for the installation of Wi-Fi so that they would not need to spend that time and money doing this each year. The cost for equipment and installation is estimated at \$27,500 from Harbor Digital. Pop!Tech has generously offered to donate \$10,000 towards the installation cost if we can install it this Fall prior to their October conference. Part of the cost of the installation is driven by the fact that the capacity of the system has to be enough to support conferences as large as Pop!Tech. This purchase is supported by CEDAC and the Opera House Committee. Last spring we talked about the addition of a camera for broadcasting for upstairs. The price was about \$20,000 and she and the Opera House Manager feel the Wi-Fi is a higher priority than the camera so they have not gone ahead with that purchase. The Board approved the purchase and installation for the camera 100% out of the Opera House reserve. Her recommendation is that you install Wi-Fi, graciously except the donation of Pop!Tech towards the purchase and fund the balance of it from the Opera House Reserve and the town's IT reserve funds. If this is approved this week the installation can be done prior to the Pop!Tech Conference in October 2010 and made available to all renters.

Board member French stated he supports this but he is dissappointed we are not installing the camera. The quality of the town meeting production is very poor. He has been on this Board for 14 years and we have been talking about the poor broadcast from the Opera Hose Auditorium for the Town Meeting for several years. A lot of people don't come to the Town Meeting

because they watch it at home. If we want people to be informed we need to have better picture and sound quality.

Manager Smith stated the proposal for the camera last spring was that it be 50% be funded by the Opera House Reserve and 50% be funded by the town contingency or something in the town budget. The Select Board voted to take the entire \$20,000 out of the Opera House Reserve. Their concern for that was the priority for the Wi-Fi and the other uses for the Opera House Reserve funds. They would be glad to upgrade everything that the Board will give them money to upgrade but they feel the Wi-Fi is a higher priority at this time and they can still talk about how to make the camera improvements happen but not 100% out of the Opera House Reserve because as with everything else we have not been putting money into the Opera House reserve for the last couple years because of budget constraints.

Board member Laidlaw stated he thinks the economic impact of Wi-Fi outweighs our need for a camera. If we lose one conference that ripple effect pours into town. If \$10,000 of it can be donated it seems like a very good opportunity.

Board member Cates asked if this Wi-Fi will help us set up to expand to internet streaming. Ben Cameron stated internet face cameras are very inexpensive. They can be set up to streaming on line as well as to put to a decoder that could be published over your cable broadcast channel. You can have any quality you want. It is all about band width that comes in and out of the building. All cameras can be set back to the DVR recorded and rebroadcast.

Ben Cameron of Harbor Digital stated if the Board lets him know what they want the cameras to do and he can investigate to make sure the system in place can be expanded upon and then he can provide a proposal or plan for budgetary purposes for upgrades and so forth.

*John French made a motion to accept the donation (\$10,000) from Pop!Tech, approve the purchase and installation of the WiFi equipment (\$21,918 for hardware and estimated \$5,600 for installation), authorize the withdrawal of \$12,000 from the Opera House Reserve, authorize the withdrawal of the balance from the Town IT Reserve, and authorize the Town Manager to negotiate terms with Pop!Tech on the future use and maintenance of the equipment. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

**5. Consideration of an ordinance which would establish a PACE (Property Assessed Clean Energy) program to help Camden homeowners gain access to financing for energy savings improvements.**

Dana Fisher of Efficiency Maine Trust gave a brief explanation about the new PACE (Property Assessed Clean Energy) program. In December 2009 Efficiency Maine submitted a grant proposal to the US Dept of Energy for federal stimulus funds. Efficiency Maine proposed to establish a revolving loan fund to finance energy efficiency improvements to buildings in Maine.

In April the US Dept of Energy announced that Efficiency Maine would receive funding to establish a \$20 million revolving loan fund accessible to homeowners across the state. The home Energy Savings Loan Fund will help Maine homeowners finance the costs of insulating, air sealing, and heating system upgrades in conjunction with rebates offered under Efficiency Maine's Home Energy Savings Program (HESP).

In April 2010 Maine Legislature enacted a law authorizing municipalities to adopt a Property Assessed Clean Energy (PACE) programs and record PACE loans with the property in the Registry of Deeds. Because of this law, any municipality in Maine who wants to make the PACE loans available to residents must adopt an ordinance establishing a PACE program.

Municipalities have two options to participate in a PACE program. The first is the municipality must decide if they want to enable its residents to place PACE loans on their property by recording a lien at the Registry of Deeds. The second option is for the municipality to raise its own funds to finance resident's home energy savings loans or access Efficiency Maine's revolving loan fund for this purpose. Both of these options require the municipality to adopt a PACE ordinance.

The municipality must also sign a contract with Efficiency Maine to specify each party's role in the program. The municipality should develop an educational and community outreach program for weatherization. This is often done effectively through an Energy Committee.

There are a number of questions about what PACE is and how it will be implemented and he hopes he will be able to answer those questions and alleviate any concerns such that the Town of Camden would be able to put a PACE ordinance to vote this November.

Board member French asked about interest rates and term limits.

Mr. Fisher stated they are hoping to establish a fixed rate for the entire program. They are hoping it will be set at 5% or lower. During the rule making process they made recommendations on additional underwriting standards and those will be incorporated in the program. The criteria established by Maine's PACE law is: homeowner must have a debt-to-ratio income of not more than 50%; property taxes and sewer charges must be current; property must not be subject to any outstanding or unsatisfied liens; property must not be subject to a reverse mortgage; the mortgage on the property cannot be in default; and the energy improvements being proposed for the project must meet the Efficiency Maine standards for cost effectiveness.

In the LD1717 language it restricts the loan length to the longevity of the improvements with a maximum of 20 years. They anticipate they will probably provide two loan term arrangements one for 15 years and another for 20 years.

Board member French asked if we opt to have Efficiency Maine administer this program is this loan treated as a second mortgage.

Mr. Fisher stated it will be treated as a second mortgage. He also added that a PACE loan runs with the property and not the person. For example if a homeowner sells their property with a 6 year loan with three years left to pay the new owner will have the obligation of making the payments for the final 3 years of the PACE loan.

Board member Cates reported somehow the debt needs to be recognized and the affordability of a buyer with incurring more debt reduces their affordability to buy the home. His concern does this have a net effect of reducing the value of the home and what the homeowner who want to sell the property can get because either the homeowner has to pay off the loan or the buyer has to be qualified to a point to meet income-to-debt ratio in order to buy the house.

Mr. Fisher stated those are very valid concerns and they do not have all the answers as to how the market will treat all of these loans and they recognize that different lenders will treat it differently in different circumstances.

Board member Laidlaw stated it was his understanding that the savings of the consumption of the fuel will help pay for these loan.

Mr. Fisher stated that goes back to the cost effectiveness. When you take into account the relatively low interest rate and the long term of the loan the monthly payments will be lower than the annual cost of doing nothing. The buying power of the homeowner would increase their credit worthiness as a result of participation.

After further discussion,

*Deborah Dodge made a motion to schedule a public hearing on September 21, 2010 for a proposed PACE (Property Assessed Clean Energy) Ordinance for the November 2, 2010 Special Town Meeting. John French seconded this motion. The motion passed on a 5-0-0 vote*

Chairperson Grove read the rules and regulations for conducting public hearings in preparation of the public hearings to be held this evening.

**6. Public Hearings for proposed amendments to the Camden Zoning Ordinance:**

**a. Amend Article III, Definitions, to clarify the definition of “Great Pond”.**

Planner/CEO Jeffrey Nims stated this amendment is a housekeeping change to create a connection between the terms “GPA” and Great Pond.

Chairperson Grove asked to hear from any proponents. There were none.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, no Board discussion ensued.

*John French made a motion to include move this article on the Special Town Meeting Warrant for November 2, 2010. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

**b. Amend Article III, Definitions, by deleting the outdated definition of “Wetlands, Coastal”. Planner/CEO Jeffrey Nims stated a DEP review of the Shoreland section found this as duplication in definitions and recommended that Camden use the more current of the two. This is a housekeeping change to avoid confusion with the more current definition, “Coastal Wetlands”.**

Chairperson Grove asked to hear from any proponents. There were none.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, no Board discussion ensued.

*Martin Cates made a motion to include move this article on the Special Town Meeting Warrant for November 2, 2010. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.*

**c. Amend Article VI, Nonconformance, Section 2, Nonconforming lots, (2) (b), to clarify the need for Zoning Board of Appeals approval to divide a single lot of record that has**

**two principal uses.** Planner/CEO Jeffrey Nims stated when such lots are divided; each lot created must be as conforming as possible to the dimensional requirements of this Ordinance, as determined by the Zoning Board of Appeals. This change is being made to clarify who makes the decision when there are two structures on a non-conforming lot and the owner wants to divide the lot.

Chairperson Grove asked to hear from any proponents. There were none.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, no Board discussion ensued.

*Morgan Laidlaw made a motion to include move this article on the Special Town Meeting Warrant for November 2, 2010. John French seconded this motion. The motion passed on a 5-0-0 vote.*

- d. **Amend Article VII, Zoning Board of Appeals, Section 3, Powers and Duties, (4) to be consistent with recent amendments to Article VI, Nonconformance.** Planner/CEO Jeffrey Nims stated these changes were made to catch up to the revised ordinance and correct cross-references. This section was changed to conform to Article 6 and changes made over time to the Shoreland Ordinance.

Chairperson Grove asked to hear from any proponents. There were none.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, no Board discussion ensued.

*John French made a motion to include move this article on the Special Town Meeting Warrant for November 2, 2010. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

- e. **Amend Article XII, Site Plan Review, Section 4, Supplemental Information, (5) to require a signature block on site plans for piers, wharves, breakwaters and boat ramps.** Planner/CEO Jeffrey Nims stated this change is to correct an omission made when the submissions for Piers, Wharves, etc. were pared down to list only those that applied. This adds back the requirement for a signature block on the Plan.

Chairperson Grove asked to hear from any proponents. There were none.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, no Board discussion ensued.

*John French made a motion to include move this article on the Special Town Meeting Warrant for November 2, 2010. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

- f. **Amend Article XII, to require Site Plan Review for exterior renovations of non-residential and multi-family buildings in the B-1, B-TH and B-TR Zoning Districts. The purpose of the review is to strongly encourage adherence to downtown design standards, but the decision of the Planning Board would be non-binding on the applicant.** Planner/CEO Jeff Nims stated the Planning Board worked on these proposed changes for many months coming to the most recent version which results in a concept of mandatory review with voluntary compliance. The purpose is to get people who are renovating buildings in the Downtown to come before the Planning Board, explain what they are doing, give the Board a chance to ask questions/make suggestions. There are

standards that they will hopefully comply with, but if an owner for some reason decides that they can't do that, they won't have to. Mr. Nims gave a brief overview of the standards.

Chairperson Grove asked to hear from any proponents. There were none.  
Chairperson Grove asked to hear from any opponents. There were none.

Resident Anita Brosius-Scott asked what kinds of changes trigger this review. She also asked how the Planning Board came to the decision that this would be strictly voluntary.

Planner Jeff Nims explained there are six items that can trigger a review which is the façade, the roof, siding, awnings, exterior lighting and historic or architectural details. The way it reads is: Proposals under (1) and (2) above or proposals that include two or more of the following types of exterior renovations to a non-residential or multi-family building within a two-year period, in the B-1, B-TH or B-TR zoning districts: (a) façade, (b) roof, (c) siding, (d) awnings, (e) exterior lighting, and (f) historic or architectural details

Planning Board Chairman Chris MacLean stated they had a lot of meetings and talked about it, they invited various people to come and meet with them. They presented a mandatory version to the downtown business group and feedback they received was that this change would be placing too much power and sole discretion on the Planning Board to determine things that are subjective and that might be considered objectionable.

Chairperson Grove closed the public portion of the hearing, and Board discussion ensued.

Board member French had concerns about this change becoming mandatory.

*Deborah Dodge made a motion to include move this article on the Special Town Meeting Warrant for November 2, 2010. Martin Cates seconded this motion. The motion passed on a 4-1-0 vote. (French opposed)*

**7. Public Hearings on proposed amendments to the Camden Subdivision Ordinance:**

- a. **Amend Article 9, Inspections and Enforcement, Section 4, to require at least 75% of subdivision lots to have certificates of compliance issued prior to a town meeting vote to accept the road(s).** Planner/CEO Jeff Nims stated currently there is no requirement except that the roads go through a winter. This change was made at the request of the Planning Board to release the Town from possible liability for damages to these roads during the construction phase. The Board revised this language to address the fact that it was during the time that the houses are being built that damage can occur. This change is also to ensure that only residential structures would count toward the 75% threshold and not buildings like storage sheds.

Chairperson Grove asked to hear from any proponents. There were none.  
Chairperson Grove asked to hear from any opponents. There were none.  
Chairperson Grove closed the public portion of the hearing, Board discussion ensued.

Board member French asked won't this change sink our affordable housing complexes. They will need to factor into their financial plan that they will need to pay for maintenance of the road until 75% of the homes have been built.

Dana Strout – member of the Camden Affordable Housing Organization, this ordinance amendment will put a stake in the heart of any future affordable housing project. The money is not there for the carrying cost and for the maintenance during that period of time. At the rate we are going it would be 10-12 years before we had 75% sell out. We are on such a thin margin that we are barely able to do it. Carrying cost and maintenance costs over that period of time would devastate the project.

*John French made a motion to table this article being proposed for the Special Town Meeting Warrant. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

- b. **Amend Article 10, Performance Guarantees to require a performance guarantee for minor subdivisions.** Planner/CEO Jeff Nims stated currently minor subdivisions" do not have roads, however, they do have utilities and if this Article passes they will be required to provide this guarantee.

Chairperson Grove asked to hear from any proponents. There were none.  
Chairperson Grove asked to hear from any opponents. There were none.  
Chairperson Grove closed the public portion of the hearing, no Board discussion ensued.

*John French made a motion to include move this article to the Special Town Meeting Warrant for November 2, 2010. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.*

- 8. **Public Hearings on the following applications:** Manager Smith reported the applications have been reviewed by the Police Chief and are ready for the Board's consideration.

Chairperson Grove asked to hear from any proponents. There were none.  
Chairperson Grove asked to hear from any opponents. There were none.  
Chairperson Grove closed the public portion of the hearing, no Board discussion ensued.

*John French made a motion to approve the following liquor license and special amusement permit applications:*

- a. *Application of Stuart Smith, d/b/a Grand Harbor Inn at 14 Bay View Landing for a Class III Vinous Liquor License*
- b. *Application of Ravita, Inc., d/b/a Long Grain at 31 Elm Street for a Class I Restaurant Malt, Spirituous, and Vinous Liquor License.*
- c. *Application of Peter Masin-Peters, d/b/a Peter Ott's at 16 Bay View Street for a Class I Restaurant Malt, Spirituous, and Vinous Liquor License.*
- d. *Application of Peter Masin-Peters, d/b/a Peter Ott's at 16 Bay View Street for a Special Amusement Permit.*

*Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.*

- 9. **Consideration of application of Peter Ott's for a renewal victualer license at 16 Bay View Street.** Manager Smith stated the application has been reviewed and approved by the Codes Officer and the Fire Chief.



*Deborah Dodge made a motion to approve the application of Peter Ott's for a renewal victualer license at 16 Bay View Street. John French seconded this motion. The motion passed on a 5-0-0 vote.*

10. **Dorie Klein and the Friends of Ragged Mountain.** Dorie introduced herself and members of the Friends of Ragged Mountain. In the packet she provided a brochure called "The False Promises of Wind Power" and a DVD entitled "Save the Mountains of Highland, Maine." She presented to the Boards of Rockport and Hope along with their Town Managers so that they could see the sense of what some industrial wind projects looked like in other places in Maine in view of the fact that this is one the things that our Energy Committee has been working on for four years.

Ms. Klein read a letter to the Board on behalf of the Friends of Ragged Mountain. The consensus of the letter was that the wind power project that the Energy Committee has been talking about for approximately four years if permitted to move forward and succeed will cause irreparable damage to Ragged Mountain, wildlife habitat and the lives of many people living in this community.

She submitted to the Board 11 pages of signed Friends of Ragged Mountain Mission Statements. The statement reads "The Friends of Ragged Mountain" organization is dedicated to preserving the quality of place and the quality of life represented by Ragged Mountain, and to protecting Ragged Mountain from the degradation caused by windpower development and construction.

The Energy Committee has recommended forming a new Ragged Mountain Windpower Workgroup endorsed by Select Board to look at various aspects of educating the community on wind power. This directive calls for conversations with landowners who either own or abut the potential turbine site and may be impacted by access road. The Energy Committee formed on 10/19/2006 which there are no Energy Committee meeting minutes from this date until June 1, 2009. They would like to know where the minutes are and if they can't be found why weren't they taken. The Energy Committee is also not listed in the Annual Town Report along with the other town committees.

Additionally because the Energy Committee was supposed to contact abutting landowners and that did not happen they would like #4 from the directive for the Ragged Mountain Ragged Workgroup deleted.

Their request is to make sure the Town of Camden is educated on all the pros and cons so that everyone can make up their own mind before proceeding with a \$75,000 feasibility study. At the Camden Public Library there will be some presentations regarding windpower. Suzanne Coutie from Island Institute and Rick Knowlton will be making a presentation on October 5<sup>th</sup> from 6:30 pm to 8:00 pm; Jonathan Carter a Maine environmentalist will be presenting on October 14<sup>th</sup> from 6:30 to 8 pm.

In addition several people came forward to voice concerns in opposition to having turbines placed on Ragged Mountain.

Synopsis of comments received:

- Dana Strout – 30 Dirt Road – abutters/neighbors in the Ragged Mountain neighborhood are terrified about what the Select Board is going to do with their properties. The Board as a governing Board can change their lives, decimate their properties and destroy one of the finest scenes there are in the Midcoast area. You would need 500 acres of clear-cut on the

Ragged Mountain ridge for 7 towers that does not include the road. What about when you start blasting and start pushing everything into the water supply. Why is there a proposal in the works for a feasibility study when the only people who are making money on this are the powers that want to build them. If we decimate the properties in that area of town and our tax revenue goes down will it go down more than we will save in energy? We won't be saving anything because it is going to be subsidized with our own tax dollars.

Chairperson Grove stated that this Board will not and cannot vote up or down on wind turbines. That is not our job that job is in the hands of the Town of Camden. Please do not be afraid to come forward and speak your mind.

- Mark Ratner – 14 Ragged Mountain Road – Wind power has had a lot of publicity but is not producing power. According to the Wind Energy Resource Atlas of the United States and according to a map of the Maine Annual Wind Average Windpower Camden is classified as a Class 2 (marginal for windpower applications). If we are looking for a feasibility study this map says that it is not feasible to have windpower here.
- Dennis Lopez – West Rockport resident – completely concerned that he has worked a lifetime to save enough to move to Maine to retire and that his property will be decimated in property value by these turbines. Who is going to benefit from this? It not been proven on paper to save money. His other concern is Mirror Lake what is going to happen to Mirror Lake when 800 feet above it is blasted.
- Ron Huber – resident of Rockland – talked to some windjammer captains that do day trips out of Camden and Ragged Mountain is one of the natural features that they take people out to see. The windjammers are concerned that this could impact their businesses.
- Andrea Young – 50 Dirt Road – the sound in her neighborhood is very amplified. If there is music playing she can hear it completely amplified. Why are we spending \$6.5 million on a recreation area and at the same time building wind turbines. People at the recreation area will be under these horrible things.
- Ned Ackerman – 511 Molyneaux Road – at his home he can hear the announcers for the events at the Snow Bowl so the sound does carry a long ways. This is a recreation area and wind turbines shed icicles and can throw them a long distance. Simply as a matter of liability who is going to take the liability for this dangerous situation.

Board member French commented he assures that the Energy Committee is not hiding anything. This has only been a fact finding issue. Nothing will be happening tomorrow and no intention to do anything. The committee's task was to look at this and see if this idea was worth bringing forward. If a project like this was to happen the townspeople would have to vote on it.

Chairperson Grove stated this has not gone down the road as far as people believe it has. She was the Select Board liaison to the Energy Committee and attended a number of those meetings. More than once it was brought up whether they should go out into the community and ask what they should do next. The very next question was what are the questions. They wanted to go into the community but they did not even know what the questions were to ask. This is the basis for this subcommittee – Ragged Mountain Wind Workgroup. They will put together the questions to ask the community. If they should find

more people against than in favor then more than likely the feasibility study will not happen.

Board member Laidlaw stated the whole mission of the workgroup is to get out into the community and have an outreach and see what the receptiveness is. He does not think the Energy Committee felt it was going to be as negative as this. The DVD presented by Dorie Klein made a real picture of what the destruction could cause by a wind power project but he does think there is a difference. The Energy Committee has been talking about community wind as opposed to industrial wind. Many of the industrial wind projects that you see on the DVS are for 48 turbines or more. We have been leaning towards 1-4 turbines. Despite that you still need to build the infrastructure and that in itself can cause a lot of destruction.

Board member Dodge stated the regarding proposed Wind Tower Ordinance there has not been one come in any final form in front of the any Board that would pass it even on to public hearings in front of the Planning Board. Any ordinance having to do with wind turbines would have to go through the public hearing process, the Planning Board level, the Select Board level and then passed to the voters of the town. The Select Board does not have the power to change the ordinances just as we don't have the power to put a wind turbine on Ragged Mountain.

Chairperson Grove also commented that there was a study done by the Island Institute because they were the ones very instrumental in assisting the Town of Vinalhaven. What Vinalhaven did is very different because they are a single entity. Because of the cost of getting electricity to the island it made it feasible to do what they did as far as electric savings. We had the Island Institute look at it both ways, singly as a town and cooperatively with two or more towns, and it was pretty much determined that it would not save us any money but guarantee us a lower rate for a certain number of years. This is as far as the Board has gone. That study that was about the legal structure. How you would structure an organization to put the wind turbines together. It's not a study of the economics of three turbines, five turbines or six turbines and is available in the town office.

Board member Cates mentioned the Energy Committee felt any further discussion even the preliminary phase needs to go through Hope, Lincolnville and Rockport as well. There are still a lot of questions that need to be answered.

Kathy Guirtino – she and her husband went to Town of Freedom and walked all around the windmills and listened. They felt it was important to have an education and they decided to stop at the first house and ask their opinion about the windmills. What happened in Freedom was a disgrace as far as how they came into town. They railroaded the people in town. The people they talked to have become very active and have worked with the surrounding towns to put ordinances in place. Most other ordinances in place prohibit wind turbines being built within one mile of property boundaries. Until they did some research she and her husband were believers in windpower.

Steve Pixley – 361 Hosmer Pond Road – we as a town need to help educate the whole town on the pros and cons of windpower on Ragged Mountain.

11. **Consideration of closing the parking lot at the Public Safety Building during election hours on Tuesday, November 2, 2010.** Manager Smith reported this has become standard practice for elections and has worked well for all concerned.

*Deborah Dodge made a motion to close the parking lot at the Public Safety Building during election hours on Tuesday, November 2, 2010. John French seconded this motion. The motion passed on a 5-0-0 vote.*

12. **Approval of a Taxicab Operator's license for Francis Brandon III driving for Rockland Yellow Cab in Camden, Maine.** Manager Smith reported this renewal application has been reviewed and approved by the Police Chief and is ready for the Board's consideration.

*John French made a motion to approve the Taxicab Operator's license for Francis Brandon III driving for Rockland Yellow Cab in Camden, Maine. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

13. **Acceptance of Criminal Forfeiture assets in the case of State of Maine vs. Edward Tosswill. Please see the enclosed correspondence.**

*Deborah Dodge made a motion to accept the criminal forfeiture assets in the case of State of Maine vs. Edward Tosswill. John French seconded this motion. The motion passed on a 5-0-0 vote.*

14. *Deborah Dodge made a motion to confirm the Town Manager's appointment of Steve Wilson as Planner/CEO, Plumbing Inspector and Electrical Inspector until July 1, 2011; and confirmation of appointment as Health Officer until July 1, 2012. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

15. There were no Committee Reports.

**16. Managers Report**

- a. **Coastal Mountains Land Trust correspondence relative to wind power.** Manager Smith reported in their letter they indicate that the CMLT continues to have no position regarding a future proposal for wind generation on Ragged Mountain. However, the Land Trust's ethical obligations to donors the land owned by CMTL on Ragged Mountain cannot be made available for roads, utility lines, towers, turbines that are part of wind generation development. The Trust recognizes this eliminates some potential sites for wind generation development on Ragged Mountain and this is something that should be taken into consideration before proceeding with a feasibility study. The Board of Directors remains interested in learning more about such possibilities and should a specific proposal come forward they will determine then if it is a project that the land Trust can support.
- b. **Ragged Mountain Recreation Area Foundation correspondence relative to chairlifts.** Bob Gordon, President of Ragged Mountain Recreation Area Foundation reported to the Board that they are pursuing purchasing a triple chairlift from Shawnee Peak. They are asking the town for available space at no charge to store the lift and various components until it can be installed as part of the RMRA Redevelopment Project. If the storage for the lift and components are approved, the foundation would work with Jeff Kuller, Director of Parks & Recreation and Town Attorney Bill Kelly to determine the best space and location and the next steps. The Foundation will

ultimately be donating the lift to the town for the project and could do so at any time once they have purchased it.

It was the consensus of the Board to give RMRAF permission to store the lift at no charge until they are ready to install it at the Snow Bowl either at the Wastewater Facility or one of the storage units at the Snow Bowl.

**c. Route 105 paving.** It is anticipated that the paving of Route 105 will begin September 13<sup>th</sup>. The first piece of the Spring Street reconstruction project needs to be done before they can start.

**d. Rawson Avenue Pump Station.** This construction project is scheduled to begin September 20<sup>th</sup>.

*At 10:30 pm Deborah Dodge made motion to adjourn the meeting. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.*

Respectfully submitted,

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Janice L. Esancy  
Recording Secretary